

Narrative for 68th street :

17-DR-2006

The project is zoned C1 for commercial center. The tenant mix will be provided per the allowed in the ordinance. Mixed use service for a neighborhood center, including an end cap sandwich shop and or coffee shop with 300 s.f. patio. All other tenants will be enclosed. The total square footage of the center is 8,700 s.f.

The design of the center takes in the city's request for some urban context and neighborhood association. We have themed the building to be similar in elevation to the neighboring Design Center to the south and west. The buildings are slump block, medium brown color with roof tile and some off white or buff colored lintels.

Our building incorporates all of the same features and some additional. We have a frame and stucco building base, with archway frames along the covered walkway facing 68th street. These archways are a mix of flat and curved arches. The flat archways provide for a buff colored lintel, similar to the adjacent Design Center. All of the round archways have a stucco pop out eyebrow also similar to the Design Center Buildings. Roof tile similar in style and color to match the existing buildings to the south and west. We have introduced an autumn blend slate tile, facing all of the archway pop outs along all 4 faces of our new building. This is our introduction of a new material reminiscent of an older slump block material. We feel that some exchange of material is necessary to update the new retail building.

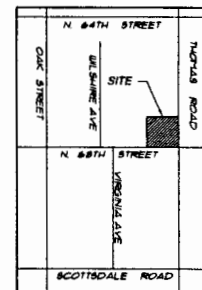
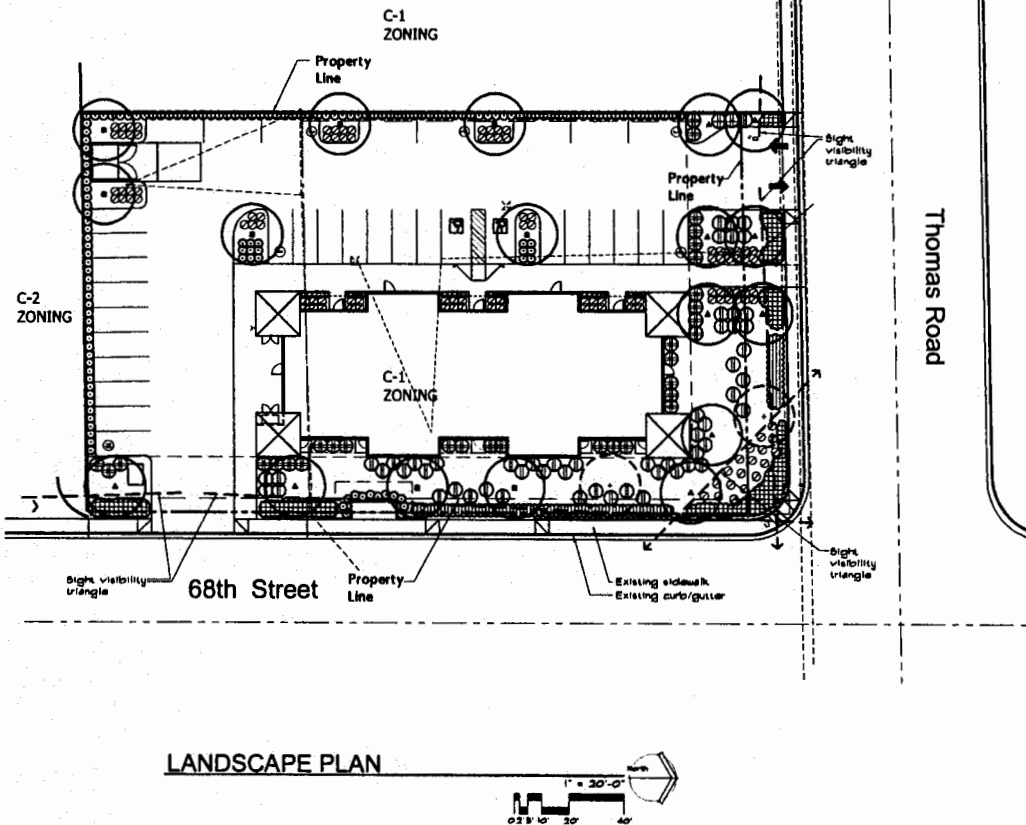
The site plan has incorporated an urban context, by providing a corner sidewalk at a 45 degree angle which brings the neighbors into the site under a unique archway. This archway is provided to enhance the tie in with the center to the south and west. The archway has the same style of architecture with a lintel above a flat arch. Our site does not provide for a fully internalized parking area, due to the height differences between the west and south property lines. To the west of our property line a drive thru for the existing burger king, is located approximately 2 to 3 feet above our grades. Thus a true tie in to the west is really not possible. Also along south edge of our property there is a grade change again.

We have made strong efforts to provide good design decisions, along with site considerations which enhance the character of this long and narrow site. We hope that our sidewalk, with archway and landscape along the corner provide for a unique and inviting feeling for the neighborhood.

17-DR-2006

REV: 05/09/2006

Landscape Improvement Plans for:
68th Street & Thomas Road
68th Street & Thomas Road
Scottsdale, AZ 85267



VICINITY MAP

PLANT LIST:

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY.
TREES:			
(Symbol)	Existing Pine tree to remain		
(Symbol)	Parthenoc 'AZT' Palo Verde Hybrid	24" Box	10
(Symbol)	Prosopis 'AZT' Mesquite Hybrid	24" Box	6
SHRUBS:			
(Symbol)	Jurinea californica Chaparral	5 gallon	94
(Symbol)	Muhlenbergia capillaris 'Regal Mist' Milky Grass	5 gallon	115
(Symbol)	Ruellia brittaniana Ruellia	5 gallon	142
(Symbol)	Ruellia pennsylvanica Boja Ruellia	5 gallon	52
GROUND COVER:			
(Symbol)	Convolvulus maritimus Ground Morning Glory	1 gallon	
(Symbol)	Lantana montevidensis 'Non Gold' Yellow Trailing Lantana	2 O.C. 1 gallon 3 O.C. Triangulated	

NOTES:

- All landscape areas shall be covered with a 2" layer of 1/2" screened, Madison Gold decomposed granite.
- All landscape shall be watered by an automatic, underground drip irrigation system.
- All plant material within the sight visibility triangle shall be maintained at a maximum of two-feet in height.
- Provide existing plant material with irrigation and protect from damage during new construction.



Notice

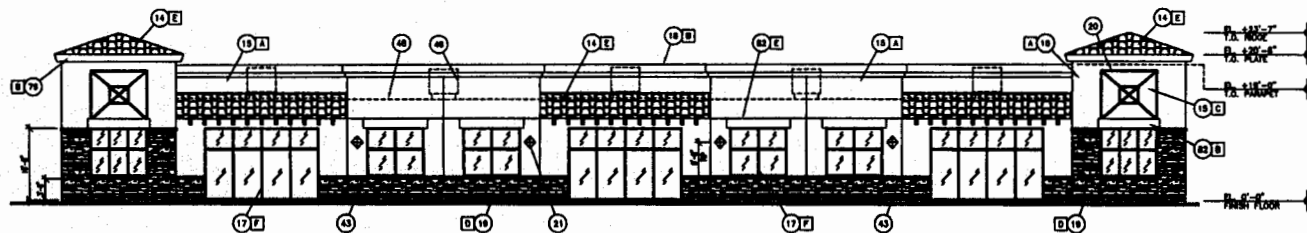
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LANDSCAPE PLAN

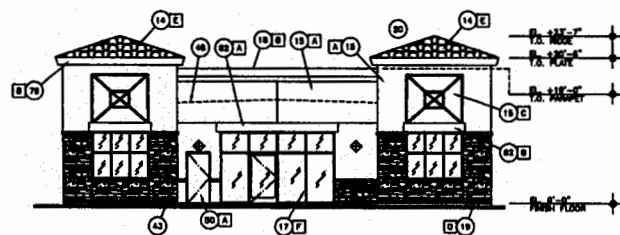
Date: 08.10.06
Project No.: 0938
Drawn By: CJA
Checked By: KJA
Scale: 1" = 20'-0" of 1



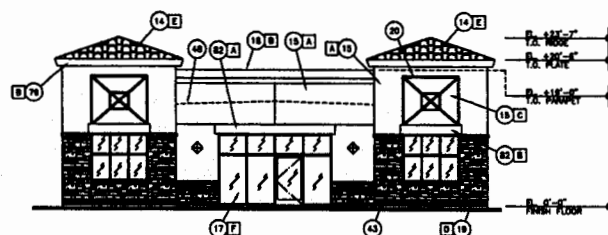
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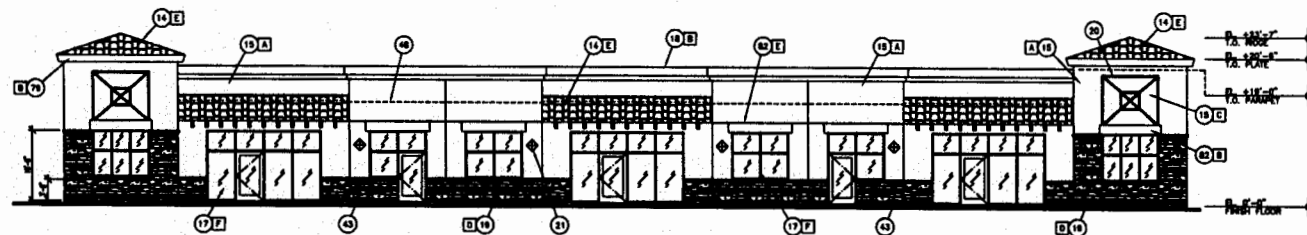
EAST ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"

KEYNOTES

14. CONCRETE ROOF TILE.
15. STUDS FINISH OVER 2X WOOD STUD FRAMING REFER TO WALL TYPES FOR ADDITIONAL INFORMATION.
17. ALUMINUM STOREFRONT SYSTEM & GLAZING.
18. STUCCO CORNER.
19. CULTURED STONE VENEER. APPLY PER MFR.'S SPECIFICATIONS.
20. DECORATIVE IRON TRIM - PAINTED.
21. LIGHT FIXTURES - REFER TO ELECTRICAL.
43. DISPLAY RACKS & OR AS INDICATED.
48. INDICATES LINE OF ROOF.
48. INDICATES HANG UNIT. TOP OF UNIT NOT TO EXCEED HEIGHT OF PARAPET.
80. SLIDING DOOR & FRAME - PAINTED.
79. STUCCO FINISH.
82. STUCCO OVER FORM POP-OUT.

FINISH LEGEND

- A DUNN EDWARDS DE 6135 "KORONA BEACH"
- B DUNN EDWARDS DE 6134 "SHORTBROOK"
- C DUNN EDWARDS DE 6138 "TERRA COTTA SAND"
- D CULTURED STONE "CHANNEL DRystack" LEDGESTONE CSV 3007
- E WESTILE "KORONA BLEND" 013219
- F DUNN EDWARDS DE 6135 "KORONA BEACH"

ROSS DESIGN GROUP
4000 N. Scottsdale Road Suite 200
SCOTTSDALE, AZ 85251
PH. (480) 947-9685 FAX (480) 429-0107
www.rossdesigngroup.net

68TH STREET & THOMAS
Scottsdale, Arizona

17-DR-2006
REV: 08/10/2006



KEYNOTES	
11	CONCRETE ROOF TILE
12	STUCCO FINISH OVER 2" WOOD STUD FRAMING REFER TO WALL TYPES FOR ADDITIONAL INFORMATION
13	ALUMINUM STANDING SEAM SYSTEM & CLADDING
14	SHAZZON CORNICE
15	CULTURED STONE MOUNTAIN APPLY PER MFG'S SPECIFICATIONS
16	LEGUMINOSIA BROWN STAIN - PAINTED
17	LIGHT FIXTURE - REFER TO ELECTRICAL
18	OUTSIDE DOOR & DOOR AS INDICATED
19	BRICKS LAY LINE OF BRICK
20	BRICKS LAY LINE OF BRICK
21	BRICKS LAY LINE OF BRICK
22	BRICKS LAY LINE OF BRICK
23	BRICKS LAY LINE OF BRICK
24	BRICKS LAY LINE OF BRICK
25	BRICKS LAY LINE OF BRICK
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28	BRICKS LAY LINE OF BRICK
29	BRICKS LAY LINE OF BRICK
30	BRICKS LAY LINE OF BRICK
31	BRICKS LAY LINE OF BRICK
32	BRICKS LAY LINE OF BRICK

FINISH LEGEND	
A	DARK CHERRY OR 6/16 "SHORE BRICK"
B	DARK CHERRY OR 6/16 "SHORE BRICK"
C	DARK CHERRY OR 6/16 "SHORE BRICK"
D	DARK CHERRY OR 6/16 "SHORE BRICK"
E	CULTURED STONE "CARAMEL SPYSTACK" LUMBERSTONE COV 2007
F	WETLITE "MONROVIA BLEND" 013218
G	DARK ANODIZED BRONZE FRAME W/ MEDIUM BRONZE TINTED GLASS

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SCOTTSDALE, AZ 85251
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www.rossdesigngroup.net

68TH STREET & THOMAS
Scottsdale, Arizona

DRB
DESIGN REVIEW BOARD
A-201

17-DR-2006
REV: 08/10/2006

Base
Verona Beach
DE 6135



Terra Cotta Sand
DE 6136

Moulding
Shortbread
DE 6134



Roof Tile
Sonora Blend
Westile
013219



Cultured Stone
Carmel Drystack Ledgerstone
CVS 2007

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ROSS DESIGN GROUP

4000 N. Scottsdale Road Suite 200
SCOTTSDALE, AZ 85251
PH: (480) 947-0888 FAX: (480) 947-0907
www.rossdesigngroup.com

REVISIONS

68TH STREET & THOMAS
Building Exterior Colors and Materials
Scottsdale, Arizona



17-DR-2006
A-201
EXTERIOR ELEVATION